

## The Village of Bayside

The Milwaukee suburb known today as the Village of Bayside started out as a rural outpost to serve the local farmers. Today, it is a largely residential suburb to middle and upper class whose breadwinners generally commute to jobs in the city of Milwaukee. This village at various points in its history was changed to accommodate the residents' desires for amenities and necessities since incorporation. Bayside also experienced moderate growth in its time with additions ranging from areas still occupied by other towns to land inherited from intuitions leaving for a more promising future elsewhere. The municipal government and bureaucracy which kept the village running literally had to be made from scratch and went through growing pains but in the end matured and became the functioning municipal government which is there today.

The area today known as Bayside was originally hunting grounds for Indians. Some of the area at some point, such as Fairy Chasm, actually had Indian inhabitants. The last Native Americans to reside in the area were from the Potawatomi tribe and were lead by Chief Waubeka. Chief Waubeka had a daughter named Mee Kwon, which the city of Mequon gets its name from. The Potawatomi tribe likely came up from Illinois, and stayed around present day Bayside until 1845. There are remains of an ancient Indian camp site and a burial site around the South Fairy Chasm area<sup>1</sup>. The Potawatomi left the area because the United States Government had claimed ownership of the land

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<sup>1</sup> *Fairy Chasm: A Century of Memories 1892-1992*. (Milwaukee, WI: Fairy Chasm Centennial Committee, 1995) 6-7, Patton Family Records

and likely had them driven out.<sup>2</sup> The area was settled by a farmer named Henry Dillman in the mid 1800's when Dillman established an 80 acre farm in the area. The area was surveyed in 1870 by Anson W. Buttles when he was working for the Milwaukee, Lakeshore and Western Rail Road. Shortly after Buttles surveyed and platted the land, a rail road depot was established. The area became known as Dillman, after the local farmer, from 1870-1920. The rail road depot became a rural outpost and had a telegraph office and a freight station for commerce going to and from Illinois, and the first post office in Dillman was established in 1903 as the population started to grow.<sup>3</sup> Oddly enough, Buttles has a street named after him, but Dillman does not. One the eve of incorporation, the Bayside area could be described as an "up north" community with the residents being rather close nit due to such a small population.<sup>4</sup>

The area was part of the Town of Milwaukee, and on February 13, 1953 became an incorporated village. The drive to incorporate was driven by various forces. The area of Bayside was being considered for annexation by the cities of Milwaukee and Glendale. Bayside feared annexation because they feared that Glendale would make their community an industrial zone, and likely feared tax increases and drain on their community in the case of being annexed by Milwaukee.<sup>5</sup> So incorporation went forward in 1953. On the day of incorporation, a population Bayside had 457 residents and an area of .9 square miles. Its residential income was of the upper crust, with an annual income

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<sup>2</sup> Chicago Title Insurance Company *Abstract of Title: No.455406, To Real Estate Described as: Lot 4, except the south 4 feet thereof, in Block 2, in Bay Side, in the Village of Bayside, From January 14, 1965 at 8a.m. To April 29, 1965, at 8 a.m., Patton Family Records*

<sup>3</sup> Anson M. Buttles, *History of Maple Dale School and Fox Point Area: Descendents of Early Settlers in Fox Point in 1871*. Bayside Village Hall Records

<sup>4</sup> Jane Ford, *The Way we Were* CNI, Feb 20, 2003, Bayside News as Written in the Media, Bayside Village Hall Records

<sup>5</sup> Anson M. Buttles, *History of Maple Dale School and Fox Point Area: Descendents of Early Settlers in Fox Point in 1871*. Bayside Village Hall Records, Anne Durkin Keating, *Building Chicago: Suburban Developers and the Creation of a Divided Metropolis* (Columbus: Ohio State University Press, 1988) 103.

of \$7,000 a year, four times as much as the average income of the rest of Milwaukee County, along with the average home costing \$25,000. Industry was nowhere to be seen, for there are no industrial zones, and commercialization of the village was few and far between, which kept Bayside residential and relative rural.<sup>6</sup> Bayside was able to incorporate out of the Town of Milwaukee because they were more concentrated population wise which allowed for the ability to respond to the threat of an annexation by either Milwaukee or Glendale.<sup>7</sup> The area had a developed sewer system in the 1930's, though not every house had access to the sewer system and those houses relied on septic tanks.<sup>8</sup> Bayside Middle School opened in 1953. It did not start out as a middle school, but served kindergarten through 8<sup>th</sup> grade, yet would become a middle school much later in its history. Bayside School originally had 10 class rooms and served as a meeting place for the Village Board before the Village Hall was opened in 1956<sup>9</sup>. Before the school in Bayside was established, many of the younger residents attended school at Stormoth School in Fox Point. High School for the early residents of high school age was attended at either White Fish Bay or Shorewood High School, until Nicolet High School opened in 1955.<sup>10</sup> There were no commercial areas in Bayside, aside from the two restaurants, Pandles (known as Saxony's until 1968) and the Speak Easy, so many Bayside residents did their shopping downtown until the opening of Bayshore Mall in Glendale, the River Point Shopping Center, (Formerly known as the Brown Port

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<sup>6</sup> *Citizens Governmental Research Bureau Inc, Vol. 44, No. 4 Bulletin Series*, February 21, 1956, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall Records

<sup>7</sup> Ann Durkin Keating, *Building Chicago: Suburban Developers and the Creation of a Divided Metropolis* (Columbus: Ohio State University Press, 1988) 103

<sup>8</sup> Interview with Kevin Lambert, DPW Foreman, 11/17/05

<sup>9</sup> Jane Ford, *The Way we Were* CNI, Feb 20, 2003, Bayside News as Written in the Media, Bayside Village Hall Records

<sup>10</sup> Ibid, [www.nicolet.k12.wi.us](http://www.nicolet.k12.wi.us)

Shopping Center) in Fox Point and Audubon Court Shopping Center which is half in Bayside and the other half is located in Fox Point.<sup>11</sup>

When the Village of Bayside was incorporated on February 13, 1953 out of the Town of Milwaukee, when its government started out; its structure was essentially bare bones, without the proper bureaucratic organs to get things running in the village. Instead Bayside relied on Fox Point's Village Manager as an advisor. The only positions filled in the early government of Bayside were that of Village Attorney, Engineer, Building Inspector, Plumbing Inspector and Electrical Inspector.<sup>12</sup> But the municipal government did gain a village manager in Curtis Blyth, the assistant manager of Ames, Iowa by 1956. The first municipal building in Bayside was not done until 1956. Before the village hall was built, meetings were held in the ten room school. There were no property taxes in the early days of Bayside, which was very attractive for prospective residents. The village received its income from State income taxes paid by the residents, and from money received from the Town of Milwaukee.<sup>13</sup> Bayside did not get its first fire and police chief until 1955 with Chief Charles Morris, originally the fire chief of Sharron Wisconsin and the director of the Wisconsin State Fire Chief Association. The Chief Morris's work was cut out for him, because he had no fire department to work with. The fire department was to become an all volunteer force (until 1997 when it merged with other communities to start the fulltime North Shore Fire Department). The equipment for this new fire department was not scheduled to arrive until the end of the year, and until

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<sup>11</sup> Jane Ford, *The Way we Were* CNI, Feb 20, 2003, Bayside News as Written in the Media, Bayside Village Hall Records

<sup>12</sup> Jane Ford, *The Way we Were* CNI, Feb 20, 2003, Bayside News as Written in the Media, Bayside Village Hall Records

<sup>13</sup> Ibid, News letter No.1, September 7, 1954, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall Records

then Bayside was dependent on River Hills for fire protection. That same year, the Bayside Police Department was established, with Chief Morris also acting as the Chief of Police, with the addition of four full time police officers. Chief Morris and his family were situated in the living quarters built for the Fire Chief in the municipal building.<sup>14</sup>

When the Village of Bayside was incorporated as a Village on Feb 13, 1953, it does so out of fear of being annexed by Glendale and being made into an industrial area and out of fear of paying higher taxes to Milwaukee if Bayside should have been annexed by that city. But three years later, the Village of Bayside would in turn annex an unincorporated area it's self in South Fairy Chasm owned by the Fish Creek Park Company in 1956.<sup>15</sup> The Fish Creek Park Company was a real estate founded company founded in 1892 by a Milwaukee businessman from 3<sup>rd</sup> Street, Jacob Donges, along with fellow 3<sup>rd</sup> Street businessmen.<sup>16</sup> Donges purchased 146 acres of mostly forested land and some farmland in Ozaukee County.<sup>17</sup> The natural landscape of the area was a reason why many people purchased land, which came with stock, in the Fish Creek Park Company. The stock was divided into 146 shares and each share came with an acre of land. Lake side lots were sold for \$50, while inland lots went for \$25.<sup>18</sup> This landscape allowed for these new residents to live in a more privet fashion, which is a prominent characteristic that can still be seen in that area of Bayside today with the various privet drives and heavily wooded landscape. The area of Fairy Chasm was divided in two parts, North and

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<sup>14</sup> Newsletter No. 5, June 17, 1955, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall

<sup>15</sup> Anson M. Buttles, *History of Maple Dale School and Fox Point Area: Descendents of Early Settlers in Fox Point in 1871*. Bayside Village Hall Records

<sup>16</sup> Eugene Kohls, *History of Fairy Chasm*, 1980, Milwaukee Manuscript Collection, Box 1, Folder 4, University of Wisconsin-Milwaukee Archives.

<sup>17</sup> Fish Creek Park Company, *1892-1942 Fairy Chasm's Golden Anniversary*, 1942, Milwaukee Manuscript Collection, Box 1, Folder 4, University of Wisconsin-Milwaukee Archives.

<sup>18</sup> Ibid.

South, along the creek which the Fish Creek Park Company gets its name from.<sup>19</sup> The north part would later be annexed by Mequon around the time south.<sup>20</sup> Most of the early residents built summer homes in Fairy Chasm due to the fact that it was half a day's carriage ride from their Milwaukee residences. Though the residents had relative control over their plots, Fish Creek Park Company had control of the roads and paths to the beach.<sup>21</sup> There was also a wall built in South Fairy Chasm with the initials F.C., which initially stood for Fish Creek, but was later changed to stand for Fairy Chasm. The wall had an iron gate and a watchman for weekends. It is said that the watchman was armed with a rifle but never had to use it. The wall was destroyed by a negligent driver who crashed into it in winter of 1941 and was replaced by an iron fence, which was later replaced by a brick wall which still stands there today.<sup>22</sup> There is also another wall which still stands today less than half a mile before the main gate into South Fairy Chasm (on Lake Drive and Fairy Chasm Road to be exact), and that is the famous old Lions Gates. It was built by Jacob Dongess and Fred Usinger in 1911 completely out of stone hauled up from the lake shore by horse and assembled by hand and mortar. This process took about a year to complete of hard work and was done by six or eight people at a time. When the wall was finished, it was topped by two lions which bore the names of Jacob Dongess and Fred Usinger, and the statues had to be pulled from Milwaukee by wagon. It is said that Dongess chose lions because he called his property in Fairy Chasm "The Lions Den". Years after the annexation of South Fairy Chasm to the Village of Bayside, the residents whose property contained the Lions Gates were given ownership of that

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<sup>19</sup> Eugene Kohls, *History of Fairy Chasm*, 1980, Milwaukee Manuscript Collection, Box 1, Folder 4, University of Wisconsin-Milwaukee Archives.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

piece of the wall. But in 1983 the wall had to be rebuilt because it was discovered that there were cracks in the wall because there was no proper drainage built in the original wall. The Lions Gate was rebuilt that year with out tax payer money. There were drains installed, the middle on the walls was dug out and dirt was put there to allow for the growing of plants and today the Lions Gate is maintained by the Village of Bayside.<sup>23</sup> Another odd structure in Fairy Chasm was the dam which was built in 1908. The Fish Creek Park Company did not hire an outside contracting company; instead they used local volunteers and hired some farmers to undertake the project. The residents wanted the dam built because they wanted a pond for recreational purposes such as ice skating. The project was doomed from the start with the armature construction force, unstable ground and general neglect in spite of additions later added on. On a fateful day in the summer of 1923 heavy rains caused the dam to collapse. The remains of the dam stayed there for another ten years when a local demolitions expert was bought in to demolish the rest of the dam. When the charges were set and exploded the result was more rubble, which would not be removed until 1993.<sup>24</sup>

The drive for annexation in Fairy Chasm started in 1953, the same year that Bayside was incorporated as a village. Initially, there were talks of incorporating the unincorporated community by the North Fairy Chasm residents, but the South Fairy Chasm residents were opposed. Those Residents desired to incorporate with Bayside and

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<sup>23</sup> Sheila Wasserman "Lions Still Guard once-proud Domain", *White Fish Bay Herald*, June 13, 1985, Village of Bayside History Researched, Photographed and Compiled by Mimi Bird 1982-1992, White Fish Bay Library Archive Vol. 37

<sup>24</sup> Ibid. *Fairy Chasm: A Century of Memories 1892-1992*. (Milwaukee, WI: Fairy Chasm Centennial Committee, 1995).

non-stock membership to the Fish Creek Park Company.<sup>25</sup> The key issue in this was that of municipal services. Fairy Chasm got their municipal services and police and fire protection from Mequon. Mequon charged Fairy Chasm for anytime the municipal services were used so they were not paying taxes for the rest of the Village of Mequon. Those services from Mequon could easily get to northern section of Fairy Chasm, but could not directly get to the southern part, because of Fish Creek and the lack of a bridge over it. So the municipal services had to go down Port Washington Road, and then go east of Fairy Chasm Drive and head north on Lake Drive to make it to the southern section. This was a major inconvenience for the municipal services and a loss of critical time for the police and fire protection. The South Fairy Chasm residents formed the South Fairy Chasm Association, headed by E. Eugene Kohls, along with Roy Olson and Dr. Owen Oto.<sup>26</sup> The South Fairy Chasm Association was pushing to incorporate with the Village of Bayside on the grounds of municipal convenience that would come along with being part of that village and it would allow for the preservation of their private lifestyle.<sup>27</sup> Kohls petitioned for annexation in August of 1954, and the Fish Creek Park Company was against the annexation of South Fairy Chasm to Bayside and took it to the Wisconsin State Supreme Court. The Fish Creek Park Company brought their case to the State Supreme Court for two major reasons. The first claim was that The South Fairy Chasm Association did not have at least 50% of the signatures of the electors and property owners of South Fairy Chasm. The second reason was that it was not proper for a village to straddle on the county line, for this would put a part of Bayside in Ozaukee

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<sup>25</sup> Eugene Kohls, *History of Fairy Chasm*, 1980, Milwaukee Manuscript Collection, Box 1, Folder 4, University of Wisconsin-Milwaukee Archives.

<sup>26</sup> Ibid.

<sup>27</sup> Correspondence Eugene Kohls writing to Rudolph Zedler, Fish Creek Company Secretary, August 18, 1954 Milwaukee Manuscript Collection, Box 1, Folder 1, University of Wisconsin-Milwaukee Archives.



County. But in reality Kohls' petition had 64% of the residents' signatures, and the issue of straddling along county lines was a matter of interpretation plus Mequon was okay with Bayside annexing South Fairy Chasm.<sup>28</sup> The Wisconsin Supreme Court over ruled the Fish Creek Park Company's case and Bayside was allowed to annex South Fairy Chasm in 1956. Bayside would now be responsible for the police and fire protection of the area, and would administer the municipal for South Fairy Chasm, because there was an urgent need for such services.<sup>29</sup> The Fish Creek Park Company would still keep ownership of the trails to the lake and the roads of the area. The Village of Bayside, however, was responsible for maintaining these roads and charged the Fish Creek Park Company for maintenance and would do so until the company folded in 1971.<sup>30</sup> The company had about 20 acres of forest left and was forced to fold due to financial troubles, when they folded in 1971; they gave the forest to The Nature Conservancy to preserve the ancient Indian hunting grounds of the area. The roads and trails which the Fish Creek Park Company had maintained was passed to the South Fairy Chasm Association<sup>31</sup>

Bayside experienced even more land growth after acquiring South Fairy Chasm. The population grew to 1,800 people, mostly from new incoming residents and the less than 200 people from the newly acquired South Fairy Chasm and the land area grew from .9 square miles to 2.3 square miles.<sup>32</sup> The next major land acquisition happened in 1966

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<sup>28</sup> Eugene Kohls, Bayside Petition for Annexation of South Fairy Chasm and Fish Creek, August 1954, Milwaukee Manuscript Collection, Box 1, Folder 1, University of Wisconsin-Milwaukee Archives.

<sup>29</sup> Ann Durkin Keating, *Building Chicago: Suburban Developers and the Creation of a Divided Metropolis* (Columbus: Ohio State University Press, 1988) 100

<sup>30</sup> Ibid., Eugene Kohls, *History of Fairy Chasm*, 1980, Milwaukee Manuscript Collection, Box 1, Folder 4, University of Wisconsin-Milwaukee Archives.

<sup>31</sup> Proxy: 1970, From William Roots, Secretary, Fish Creek Park Company, *To Stock Holders of Fish Creek Park Company*, April 1970, Milwaukee Manuscript Collection, Box 1, Folder 6, University of Wisconsin-Milwaukee Archives

<sup>32</sup> Citizens Governmental Research Bureau Inc, Vol. 44, No. 4 Bulletin Series, February 21, 1956, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall Records

when the North Shore Country Club moved to Mequon. The North Shore Country Club was established in 1923 as the Michiwaukee Golf Club and Land Company. The name changed to the North Shore Country Club in 1935 when a group of members purchased the club and changed its name. The North Shore Country Club was a 129 acre golf course with an elegant club house, where the Firemen's Dance was held. But the North Shore Country club moved to Mequon in 1966 because it wanted more land to build a swimming pool<sup>33</sup>. The land was subdivided and developed into single family homes and is known as North Shore East. Today, it is also the site of numerous expensive homes, some as much as one million dollars, particularly on Ravine Bay Road. Another interesting fact about North Shore East is that a few of the streets reflect on the area's past as a country club golf course with streets named Fairway Drive and Fairway Circle.

Bayside experienced a building boom along with the acquisition in the 1950's which lead to an increased demand in amenities.<sup>34</sup> With acquiring new additional land in the 1950's and 1960's, like the Pelham-Heath area and North Shore East, there were a lot of vacant lots for housing to be built.<sup>35</sup> What drew people to the Village of Bayside were the rural atmosphere and the initial absence of property taxes.<sup>36</sup> 1955 was a record year in home building, for 137 homes were built that year in Bayside.<sup>37</sup> At one point throughout the 1950's the village was averaging over 28 new home being permits a

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<sup>33</sup> Jane Ford, *The Way we Were* CNI, Feb 20, 2003, Bayside News as Written in the Media, Bayside Village Hall Records, Interview with Dennis Reich, Department of Public Works, 11/3/05

<sup>34</sup> Ann Durkin Keating, *Building Chicago: Suburban Developers and the Creation of a Divided Metropolis* (Columbus: Ohio State University Press, 1988) 103

<sup>35</sup> Jane Ford, *The Way we Were* CNI, Feb 20, 2003, Bayside News as Written in the Media, Bayside Village Hall Records

<sup>36</sup> News letter No.1, September 7, 1954, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall

<sup>37</sup> Jane Ford, *The Way we Were* CNI, Feb 20, 2003, Bayside News as Written in the Media, Bayside Village Hall Records

month.<sup>38</sup> One of the first was in service. There was an obvious need for municipal safety, which was absent for the first two years of Bayside's incorporation.<sup>39</sup> There was also a demand for municipal services. Initially, there was privet garbage collection. This was done by an individual by the name of William Novak on a semi-monthly basis.<sup>40</sup> It was also required that residents have other means to dispose of garbage such as incinerators and disposals.<sup>41</sup> For a while the garbage collection was suspended and the residents were expected to dispose of their garbage through their own means, but it was reinstated in 1962 under the control of the Bayside Department of Public Works and picks up garbage out side the residents' garages.<sup>42</sup> Bayside also started a recycling program in 1993.<sup>43</sup> The program picked up the entire village every week along side a recycling drop off center. But the pick up program was scrapped for a few years due to budget concerns, and recycling was limited to the drop off point. After residents complained, however, recycling pick up was reinstated a few years later but pick up is just bi weekly.<sup>44</sup> Bayside residents also demanded recreational facilities. The Village Board was exploring the possibility of adding a park in 1962. There was a study commissioned to explore the possibility of building a park and what benefits it would bring to the community. The study found that having a park would increase the standard of living for Bayside. There was in increase in the number of children in the village thus increasing the need for a park. The nearest such park was in neighboring Fox Point, and

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<sup>38</sup> Newsletter No. 5, June 17, 1955, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall Records

<sup>39</sup> Ibid.

<sup>40</sup> News letter No.1, September 7, 1954, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall

<sup>41</sup> Citizens Governmental Research Bureau Inc, Vol. 44, No. 4 Bulletin Series, February 21, 1956, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall Records

<sup>42</sup> Village of Bayside News Letter, Fall 1962, Bayside Village Hall, Inside Bayside News Letters 9/7/54-10/7/94, Bayside Village Hall Records

<sup>43</sup> Inside Bayside, October, 1993, Bayside Village Hall Records

<sup>44</sup> Interview, Helen Patton, Bayside Resident 12/5/05

there was concern about children playing in the streets, particularly the busy Lake Drive.

The proposed site for the new park was on Ellsworth Road, right across the street from Bayside Middle School. The plan called for two baseball fields, a tennis court, a shuffle board court, a picnic area, a tot lot, and a pond to be flooded for ice skating in winter and an ice skating lodge to go with it. When the park was completed in 1964, and all but the shuffle board court and the tot lot were built when the park were built. The baseball field was used for recreational use, as well as for little league practice and games. The tennis court was used more for recreation by older residents and for the summer tennis program ran through the Mequon Racket Club. The Skating rink would stay open until the early 90's due to budget restraints and lack of use for the skating rink (not to mention that there was a bigger and more frequented skating rink in Fox Point near Stormoth School<sup>45</sup>. But the tot lot was built later in 1991. It was built because Bayside lacked a family park. But over time the park was remodeled. That was mostly due to the Bayside's efforts in 1997 to have a flood control program due to storm water floods that summer. One baseball field was eliminated, the park lowered and the old skating pond used for water retention near a pumping station.<sup>46</sup> The tot lot was built entirely on privet donations lead by the Bayside Civic Improvement Foundation. The park features a plaque and a brick walk way with the name of donors. The park features a swing set, slides, a large sand box, and a play house and is built for safety and features some handy cap accessible areas.<sup>47</sup> There was also a need for a community library. In 1985, Bayside agreed to join Fox Point,

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<sup>45</sup> *A Recreation Survey for the Village of Bayside*, Mc Fadzean, Everly and Associates Park and Recreation Planning, May 1962, Budgets, Bayside Village Hall Records

<sup>46</sup> *Village Board Minutes 1997-1998*, Bayside Village Hall Records

<sup>47</sup> *Bayside Bayside Community Park from the Bayside Civic Improvement Foundation Inc.*, November 27, 1989 *Community Park from the Bayside Civic Improvement Foundation Inc.*, November 27, 1989

Glendale and River Hills in building the North Shore Library, located behind the Cardinal Stretch College campus.<sup>48</sup>

Another amenity which is present in the Village of Bayside and reflects the residents' desires for more green space and less development is that of the Schlitz Audubon Center, a nature center ran the privet organization. The mission of the Schlitz Audubon Center is, "mission is to promote an appreciation, understanding and stewardship of our natural heritage through environmental education and preservation of our sanctuary".<sup>49</sup> The center occupies 15% of the village at 190 acres, making it the largest tract of undeveloped land in Milwaukee County.<sup>50</sup> There is a bit of history behind the Schlitz Audubon center. The nature preserve features five distinct ecological features, the first being Lake Michigan and the lake shore area. The second feature is a mid glacial flood plain and the third is a hard wooded forest. The fourth and fifth ecological features are a meadow and hay field which features some ponds, and a marsh with hardwood forest.<sup>51</sup> It started out in the 1880's as a farm which served a rest place the wagon draft horses of the Schlitz Brewery, and was known as Nine Mile Farm because it was nine miles away from the Schlitz Brewery in down town Milwaukee. But by the late 1930, the Schlitz Brewery traded in their draft horses for trucks by 1930 and left the farm essentially abandoned. The land was farmed a little, and used for recreational hunting. The lands were owned by the Schlitz Foundation, which was

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<sup>48</sup> *Resolutions of 1985, Resolutions 1976-1996, Bayside Village Hall Records*

<sup>49</sup> <http://www.schlitzauduboncenter.com/mission.htm>

<sup>50</sup> [www.sanc.org/profile\\_schlitzaudubon.pdf](http://www.sanc.org/profile_schlitzaudubon.pdf), Rob Gould "Community Close-up, Fox Point, Bayside, Suburban living near the city" *North Shore Life Style*, December, (1997): 45-52

<sup>51</sup> *Statement of Edward P. Whiley, Special Council to the National Audubon Society, 1972 Febuary Legal Papers and Agreements and Contracts Bayside and SAC, Milwaukee Manuscript Collection Box 3, Folder 1, Milwaukee Manuscript Collection 119, University of Wisconsin-Milwaukee Archives*

controlled by the Uiheline Family.<sup>52</sup> Controversy arose in 1964 when there was a decision to allow for a \$25 million plan to develop the area by building apartments with commercial development and a recreational area to get property more in taxes out of the unused land, for its value was at the time at \$32,803 in property taxes.<sup>53</sup> That plan was beaten down by 1969 when a group of citizens who were in favor of making the old Nine Mile Farm into a nature reserve. At one point before the Schlitz Audubon Center was opened, it was proposed that the County be put in charge of Nine Mile Farm and operate the area as a public park but that proposal was not taken.<sup>54</sup> Instead, in early 1971, there was another proposal to make the site into another area of single family homes, but by May 2, 1971, the Schlitz Foundation offered the Nine Mile Farm to the National Audubon Society.<sup>55</sup> The building of the facilities was largely funded by the \$1.45 million donated by the Uiheline family, and the center was finished by 1974.<sup>56</sup> However, there were concerns about the tax status of the Schlitz Audubon Center. Representatives of the Schlitz Audubon Center argued that they could not afford to pay the property taxes which were to be levied on them because they were a non profit organization, but they could pay a fee for the municipal services they would require such as sewer service and garbage

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<sup>52</sup> Ibid.

<sup>53</sup> *Schlitz Audubon Center Report*, Milwaukee Manuscript Collection 119, Box 3, Folder 11, University of Wisconsin-Milwaukee Archives, *Statement of Edward P. Whiley, Special Council to the National Audubon Society*, 1972 February Legal Papers and Agreements and Contracts Bayside and SAC, Milwaukee Manuscript Collection Box 3, Folder 1, Milwaukee Manuscript Collection 119, University of Wisconsin-Milwaukee Archives

<sup>54</sup> "Study of Nature Center Cost set by County", *Milwaukee Sentinel*, Friday February 4, 1972, [NA], 1972 February Legal Papers and Agreements and Contracts Bayside and SAC, Milwaukee Manuscript Collection Box 3, Folder 1, Milwaukee Manuscript Collection 119, University of Wisconsin-Milwaukee Archives

<sup>55</sup> *Schlitz Audubon Center Report*, Milwaukee Manuscript Collection 119, Box 3, Folder 11, University of Wisconsin-Milwaukee Archives

<sup>56</sup> Ibid, *Schlitz Audubon Center Welcomes you!*, General Literature Milwaukee Manuscript Collection 119, Box 3, Folder 10, University of Wisconsin-Milwaukee Archives

collection.<sup>57</sup> They argued that such an agreement would not but a substantial tax burden on the tax payers of Bayside and Milwaukee County and that in fact that it will increase property values in the surrounding area by adding to the ascetics of the area. Plus it would bring the benefits of increased educational it would bring, plus the prestige with having a center ran by a world class organization.<sup>58</sup> The Schlitz Audubon Center prevailed in obtaining the tax exempt status they needed. The caretakers living on the grounds however did pay property taxes to the Village of Bayside, plus a users fee for enrolling levied upon the parents with children in school to make up for lost property taxes.<sup>59</sup> The Schlitz Audubon Center was the first nature preserve ran by the National Audubon Society to be on the Great Lakes and located so close to an urban environment.<sup>60</sup> In 1985 there was more controversy for the Schlitz Audubon Center, because the center wanted to build a structure called the Tree Top Classroom, which would be 60 feet high to allow observation of the tree tops and the other surrounding features.<sup>61</sup> Village ordnances, however, only allowed structures no higher than 35 feet. In the end, the Schlitz Audubon Center prevailed and was able to build the structure which today is a center piece of the nature reserve.<sup>62</sup>

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<sup>57</sup> *Correspondence to Dr. Elvis J. Starr of the National Audubon Society from Edwin P. Wiley*, 1972 February Legal Papers and Agreements and Contracts Bayside and SAC, Milwaukee Manuscript Collection Box 3, Folder 1, Milwaukee Manuscript Collection 119, University of Wisconsin-Milwaukee Archives,

<sup>58</sup> *Statement of Edward P. Whiley, Special Council to the National Audubon Society*, 1972 February Legal Papers and Agreements and Contracts Bayside and SAC, Milwaukee Manuscript Collection Box 3, Folder 1, Milwaukee Manuscript Collection 119, University of Wisconsin-Milwaukee Archives

<sup>59</sup> "Study of Nature Center Cost set by County", *Milwaukee Sentinel*, Friday February 4, 1972, 1972 February Legal Papers and Agreements and Contracts Bayside and SAC, Milwaukee Manuscript Collection Box 3, Folder 1, Milwaukee Manuscript Collection 119, University of Wisconsin-Milwaukee Archives

<sup>60</sup> Ibid.

<sup>61</sup> [www.sanc.org/3665G.pdf](http://www.sanc.org/3665G.pdf)

<sup>62</sup> *Village of Bayside Board of Appeals Meeting*, April 23, 1985, Miscellany, Milwaukee Manuscript Collection Box 3, Folder 11, Milwaukee Manuscript Collection 119, University of Wisconsin-Milwaukee Archives

Like all municipal governments, Bayside's Village government has some problems to deal with. However, these problems would lead to attempts to change and improved services and amenities.<sup>63</sup> One major problem in Bayside is that of controlling the local deer population. The state Department of Natural Resources is officially in charge of controlling the deer population, but since deer have become a problem in damaging residential property, the Village of Bayside demanded action, for it was estimated that at one time there were 100 deer living in the Bayside-Fox Point area.<sup>64</sup> So the Wisconsin Department of Natural Resources decided to control the deer population by hiring sharpshooters, which caused concern among some residents. There were naturally complaints of safety because there would be some risk with having sharpshooters posted around residential areas. There was also an up roar among hunters because the sharpshooters were going after prized bucks, which hunters wanted reserved for them as trophies, and that shooting doe was a more efficient method because it would thin out the female population, reducing the reproduction rate for the deer population for the next spring. In the winter of 1996-97 there were 31 deer killed in the program.<sup>65</sup> The Audubon Center was also involved in the deer control process. The Schlitz Audubon Center, unlike the Department of Natural Resources, took a more humane approach to dealing with the deer problem. Staff and volunteers from the Audubon Center would tranquilize and remove most deer by moving them to Washington County, while a handful were tagged with radio tracking collars. But this process cost \$100 per deer removed

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<sup>63</sup> Ann Durkin Keating, *Building Chicago: Suburban Developers and the Creation of a Divided Metropolis* (Columbus: Ohio State University Press, 1988) 71

<sup>64</sup> *North Shore Deer Facts for Residents Concerned about the growing Deer Problem*, General Literature Milwaukee Manuscript Collection 119, Box 3, Folder 10, University of Wisconsin-Milwaukee Archives

<sup>65</sup> Robert McGuire "Bayside residents targets sharpshooter regulations" *Milwaukee Journal Sentinel*, Dec 24, 1997, Bayside News as Written in the Media 4/1/95-12/31/97, Bayside Village Hall



and was done entirely by privet donations.<sup>66</sup> But the Schlitz Audubon Center did cite problems with catching deer. The center complained that residents were feeding the deer, which made the deer less likely to eat at the feeding stations which the Schlitz Audubon Center had set up to lure in deer.<sup>67</sup> While some residents went as far as blaming the Schlitz Audubon Center for the deer problem, even though the deer are under the responsibility of the state Department of Natural Resources.<sup>68</sup> It can be said that the deer problem is regional and that it will take more than the Village of Bayside and the Schlitz Audubon Center to come up with a solution.<sup>69</sup>

Another problem that the Village of Bayside is dealing with is that of drinking water. Currently, Bayside lacks a municipal water system. Instead, the residents get their water from privet wells, with the exception of the Pelham-Heath area.<sup>70</sup> The ground water comes from aquifers, water retaining veins of rock and other minerals, hundreds of feet under ground. The water veins for Bayside are 78 to 107 feet deep.<sup>71</sup> There are five water trusts in Bayside, while the Pelham-Heath Section of Bayside receives water from W.E. Energies via the North Shore Water Commission.<sup>72</sup> Up until 1997, Pelham-Heath did belong to a water trust, but the well was contaminated and had a reputation for being bad that residents relied on bottled water, and the floods of 1997 were the last straw. The

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<sup>66</sup> *Schlitz Audubon Center Deer Removal Update*, August 1982, General Literature Milwaukee Manuscript Collection 119, Box 3, Folder 10, University of Wisconsin-Milwaukee Archives

<sup>67</sup> *Ibid.*

<sup>68</sup> *Correspondence to Mr. Ashley from Dennis R. Buettner, ASLA*, April 9, 1981, General Literature Milwaukee Manuscript Collection 119, Box 3, Folder 10, University of Wisconsin-Milwaukee Archives, *North Shore Deer Facts for Residents Concerned about the growing Deer Problem*, General Literature Milwaukee Manuscript Collection 119, Box 3, Folder 10, University of Wisconsin-Milwaukee Archives

<sup>69</sup> William D. Zaferos "Audubon Center Lauded, seen by new directors as top Environmental Facility" *The Milwaukee Journal*, February 3, 1983, General Literature Milwaukee Manuscript Collection 119, Box 3, Folder 10, University of Wisconsin-Milwaukee Archives

<sup>70</sup> *Feasibility Study of Water Supply for the Village of Bayside, Wisconsin, February 1983*, Bayside Village Hall Records

<sup>71</sup> *Second Meeting Notice and update on Bayside water*, August 11, 1988, Bayside Village Hall Records

<sup>72</sup> [www.village.bayside.wi.us/History%20&%20Facts/village\\_of\\_bayside\\_facts.htm](http://www.village.bayside.wi.us/History%20&%20Facts/village_of_bayside_facts.htm)

well was capped according to the standards of Environmental Protection Agency and water service was switched to municipal service.<sup>73</sup> There was a call for municipal water for many decades in Bayside. One event which turned up the heat up on that subject was the Pandles fire in 1989. The fire at the popular Bayside restaurant started in the kitchen and spread to the rest of the building. There was no indoor sprinkling system to douse the flames and the Bayside Volunteer Fire Department was called in. There was a problem with the water that the Bayside fire fighters were using, they had no fire hydrant in the immediate area and had to fill up at the nearest hydrant, which was a quarter mile away in the Village of Fox Point, and they had to refill their water often. The fire fighters did their best but water supply problems hindered their efforts. The fire gutted Pandles restaurant and put it out of business for a few months, and the owner of the restaurant, Jack Pandle, saw this as a reason to get pressurized water in Bayside.<sup>74</sup> There were some suggestions for ways in which the village could implement municipal water. One proposal was for Bayside to have an independent water supply system which would draw water from Lake Michigan, but that idea was considered too costly, especially for a municipality the size of Bayside.<sup>75</sup> Another more modest proposal was to link up with either the Milwaukee Municipal water system or connect with the North Shore Municipal Water Service in Glendal via Fox Point.<sup>76</sup> But the resolutions to switch to municipal water service were always defeated. But linking up with the Milwaukee would mean that

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<sup>73</sup> Interview with Helen Patton, Bayside Resident, 11/24/05

<sup>74</sup> Jacqueline Lehatto, "Pandle's Fire 'Much worse than I thought'" *The Herald* 8/24/89, Village of Bayside History Researched, Photographed and Compiled by Mimi Bird 1982-1992, White Fish Bay Library Archive Vol. 37

<sup>75</sup> *Feasibility Study of Water Supply for the Village of Bayside, Wisconsin, February 1983*, Bayside Village Hall Records

<sup>76</sup> *Reprint of the Questions and Answers from the June 29 Informational Meeting as reported in the Herald*, July 7, 1989, Bayside Village Hall Records, *Feasibility Study of Water Supply for the Village of Bayside, Wisconsin, February 1983*, Bayside Village Hall Records

access to that water would cut across Interstate Highway 43 and there was general resistance to connecting the North Shore Municipal Water Service.<sup>77</sup> The key reason why the residents of Bayside wanted to keep the water trusts was that switching to municipal water service would require that the water wells be capped, and that would involve capping the well with concrete to comply with Environmental Protection Agency standards, which would cost thousands of dollars to do.<sup>78</sup> There is resistance despite the fact that the ground water is hard and water softeners are necessary.<sup>79</sup> There were fears at one time that the wells would dry out by 2005 as one study pointed out and that the well water would be prone to contamination, but another study pointed out that those fears were unfounded because the aquifers which the wells draw from get recharged from Lake Michigan, and another story showed that Wisconsin ground water was generally safe, and that Bayside's well water was less contaminated than most wells in the state.<sup>80</sup>

Finally, there is the problem of flooding. In the summer of 1997, after some very bad rain storms, many basements were flooded because those home owners' sump pumps were overwhelmed by the excess rain water and the sewers were flooded. A solution was found for that problem however. In 1997, the village received federal assistance to control future floods. Ditches in problem areas were deepened, courtesy of the Department of Public Works, a system of lifting pump were situated throughout the village at key points, and there are two retention ponds, a secondary one at Ellsworth Park and the main one on Brow Deer road, right next to the fire station. From there the

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<sup>77</sup> Ibid.

<sup>78</sup> *Reprint of the Questions and Answers from the June 29 Informational Meeting as reported in the Herald*, July 7, 1989, Bayside Village Hall Records, Interview with Helen Patton, Bayside Resident, 11/24/05

<sup>79</sup> Ibid.

<sup>80</sup> *Second Meeting Notice and Update on Bayside Water*, August 11, 1985

water is moved down Indian Creek in Fox Point and on to the Deep Tunnel System in Milwaukee, in fact this project is part of the Milwaukee Metro Sewer District.<sup>81</sup>

Today Bayside's population in 2004 is 4,422 people, which are actually down from that of 1970 and 2000.<sup>82</sup> The Racial makeup of the village from the 2000 census is 94.4% White, 2.8% Black, .2% American Indian, 1.8% Asian and .8% other. The median Income of the residents of Bayside in 2000 was \$140,771, with the vast majority of house holds making at least \$35,000 a year. In education, 61% have at least a Four year college degree, 33.7% have a High School Diploma or higher and 5.3% have a Ninth Grade education or higher. The break down of occupations of the residents are 62.5% are managerial and professional, 6.5% are in the service industry, 25.9% work in sales and office, 1.8% are in construction, and 3.2% are in production and transportation. Some significant numbers in age distribution include 13.9% of the population being 5-14 years old, 20% being 25-44, 19.2% being 45-54 and 10.4% being 65-74 years old.<sup>83</sup> The community prides its self on religious diversity, for there are a good number of Jewish and Catholic families living in the village, and there is a proposal to build a temple across from the local fire station.<sup>84</sup> Bayside is 81% residential, does not have a down town shopping area and maintains a more rural atmosphere.<sup>85</sup> There is still a village board headed by a village president. The village's every day matters are still run by a village manager, who works with the heads of the other departments, such as the Department of Public Works and the Chief of Police, which were absent when the village incorporated

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<sup>81</sup> *Village Board Minutes 1997-1998*, Bayside Village Hall Records

<sup>82</sup> Village of Bayside, WI Demographic Profile, 2005, Bayside Village Hall, *Feasibility Study of Water Supply for the Village of Bayside, Wisconsin, February 1983*, Bayside Village Hall Records

<sup>83</sup> Village of Bayside, WI Demographic Profile, 2005, Bayside Village Hall

<sup>84</sup> Rob Gould "Community Close-up, Fox Point, Bayside, Suburban living near the city" *North Shore Life Style*, December, (1997): 45-52, Interview with Helen Patton, Bayside Resident, 11/24/05

<sup>85</sup> Ibid.

in 1953, along with the Village Attorney and the Building Inspectors. There is a fully staffed police force which is on 24 hour duty and has the necessary equipment to be an effective police force. There is no longer a volunteer fire department because in 1997 Bayside consolidated their fire service with other North Shore communities to form a full time fire fighting force known as the North Shore Fire Department.<sup>86</sup>

In conclusion, Bayside was able to incorporate in the face of being annexed by a larger municipality in order to keep its rural character. Its government started from scratch but grew within a few years into the government and bureaucracy which today run the community. The demands for such amenities, from sewers to parks, were met over time. These amenities are what drew the desires South Fairy Chasm's residents to petition for annexation by the Village of Bayside and not incorporate into their own village. The drive for more green space and relational facilities, like the Schlitz Audubon Center and Ellsworth Park, is another prominent feature of the village and a reflection of the communities' demands for green space and desire for less development. Finally, like every incorporated community, Bayside has problems. Those problems vary, from flood control to water issues to dealing with the local deer population. That is how Bayside was able to incorporate and evolved into the community it is today.

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<sup>86</sup> Interview with Helen Patton, Bayside Resident, 11/24/05

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